

# Smart Growth Briefing



ARLINGTON  
VIRGINIA

**Governor Tim Kaine  
Cabinet Community Day**

**November 27, 2006**

# History and Planning

- Rosslyn and Crystal City redevelopment projects – formerly industrial districts
- Successfully routed Metro along declining Wilson Blvd. corridor and through Crystal City to the airport
- “Bull’s-eye” plan
  - moderate density mixed-use “urban villages” spaced ½ mile apart
  - density tapering to surrounding neighborhoods



# Principles for the Urban Villages

- Mixed uses of office, retail, hotel and residential within ¼ mile of Metro
- Density sufficient to make transit efficient
- Ground-floor retail, walkable pedestrian environment
- Underground parking
- Public amenities – parks, schools, libraries – within the urban villages
- Multi-modal transit options – rail, bus, bike and pedestrian
- Silver LEEDs standard



# Transportation Concepts

- Community development around transit, transportation investment
- Community walkability
- Travel choices for residents, workers and visitors
- Comprehensive, easy to access information about travel options
- Transportation demand management (TDM) strategies
- Manage curb-space & parking efficiently
- Multi-modal street operations





# Transportation System Users

- **Residents**
  - Over 200,000 in 2006
  - 124,000 workers with 70% working outside the County
- **Employees commuting**
  - Over 160,000 workers commute daily to Arlington-based jobs
- **Visitors**
  - 4+ million visitors to Arlington National Cemetery
  - Over 10,000 hotel rooms used by visitors from the outside region



# Case Study – Clarendon

- **Retail:** Clarendon re-emerged as a major retail center in 1999 – Market Common
  - No significant loss of existing retail space – just a net addition
- **Residential:** 1,800 units in 11 projects added since 2000
  - 300 units now under construction
- **Office:** 200,000 sf added in 2003; 140,000 sf under construction
  - 220,000 sf breaking ground soon



*All this 20 years after Orange Metro line construction ...*

# Case Study – Columbia Pike

- In 2002, a commercial corridor with no investment in 20+ years
  - Strong minority and ethnic community
- Massive planning process for development of form-based code – with community buy-in
  - Light rail transit to link to Metro system
  - National model for smart growth using a form-based code



# The Federal Presence

- Federal agencies occupy 18.7 million sf in a market of 40.5 million sf
  - 11.4 million sf leased; 7.3 million sf owned by U.S. government
  - Equivalent amount of leased space occupied by federal contractors
- Federal influence about  $\frac{3}{4}$  of Arlington office market
  - Federal contracting in 2005 amounted to \$5.2 billion in Arlington





- 4 million sf of office space subject to BRAC losses
  - contractor space as much or more
- Succeeded in saving DARPA and ONR from BRAC ...BUT still at risk
  - security standards affect all federally occupied space
  - leverage of extramural research agencies makes retention imperative
  - Need state funds (\$10 million) to save DARPA
- Keep of Arlington-Alexandria Workforce Investment Board independent
  - critical to BRAC transition and recovery

## Federal Agency-Contractor Linkages

Federal Agency	Submarket Location	Linkages within Arlington	Linkages within Submarket
DARPA	Virginia Square	18	6
ONR	Ballston	41	9
AFOSR	Ballston	10	1
MDA	Navy Annex	24	15 ( <i>Crystal City</i> )
NSF	Ballston	7	2

# Case Study - Crystal City

- **BRAC Effects:** Crystal City losing at least 3.2 million sf of tenants, 17,000 jobs
  - Nearly 30 office buildings functionally obsolete
- **Crystal City Planning Task Force** working for
  - major redevelopment
  - additional height and density
- **Countering BRAC:** Need state investment in light rail to facilitate \$3.2 billion in redevelopment



# National Awards & Recognition

- #1 Walkable City – American Podiatric Medical Association’s list of the “Top 10 Best U.S. Walking Cities”
- Environmental Protection Agency’s first “smart-growth” award in 2002 (for R-B Corridor)
- Featured in “This is Smart Growth” publication, by The Smart Growth Network

